



## Apartment for sale on Calle Fortuny, Port Esportiu - Puig Rom - Canyelles, Roses

Fully renovated apartment in Canyelles Petites, Roses, with stunning sea views. An excellent opportunity to enjoy a privileged setting by the coast.

Discover this spacious and bright apartment located in the exclusive and highly sought-after area of Canyelles Petites, one of the most valued residential areas of Roses. Its excellent location allows you to enjoy the peace of the surroundings without giving up the convenience of having all services within easy reach. The beautiful sandy beach is only 350 meters away, while bars, restaurants, shops, and a supermarket are just a few minutes' walk away.

The property offers especially convenient access, as it is entered directly from the street with no stairs to climb. Its layout has been carefully designed to provide space and functionality. It features two large double bedrooms, one single bedroom, a cozy office ideal for remote work or as a multipurpose space, two full bathrooms, and a spacious living-dining area with a

**389.000 €**



115 m2



Yes



3



2



E - E

modern open-plan kitchen.

The heart of the home is its spectacular terrace, located in front of the living room and oriented to enjoy the afternoon sun. From here, you can enjoy fantastic panoramic views of the sea and the natural surroundings, making it the perfect place to relax, share meals outdoors, or enjoy unforgettable sunsets.

The apartment has been completely renovated with quality materials and finishes, including a new electrical installation, a modern fully equipped kitchen, and air conditioning with heat pump (cool/heat), ensuring maximum comfort throughout the year, both as a main residence and as a second home.

The property also includes a private parking space located next to the building, a highly valued advantage in the area. The building, consisting of only four residences, offers a quiet and exclusive atmosphere. As an added feature, it has a practical private storage room on the ground floor and another small storage space next to the entrance door, ideal for storing bicycles, beach equipment, or sports gear.

Located in a very quiet and privileged residential area, this apartment is ready to move into immediately, with no renovation needed. An exceptional opportunity to enjoy the Mediterranean lifestyle in one of the best locations on the Costa Brava.

|                          |                                  |                         |                  |
|--------------------------|----------------------------------|-------------------------|------------------|
| <b>Transaction:</b>      | Sale                             | <b>Category:</b>        | Flat / Apartment |
| <b>Situation:</b>        | Canyelles-Almadrava-<br>puig-rom | <b>Parking:</b>         | Yes              |
| <b>Terrace:</b>          | 30 m <sup>2</sup>                | <b>Central heating:</b> | Yes              |
| <b>Air conditioning:</b> | Yes                              |                         |                  |





